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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RUTHIE'S SOUL FOOD RESTAURANT
PROJECT LOCATION: NYS ROUTE 32 (JUST SOUTH OF FERN AVE.)
SECTION 10 – BLOCK 2 – LOTS 6 & 7
PROJECT NUMBER: 07-26
DATE: 26 SEPTEMBER 2007
DESCRIPTION: THE APPLICATION PROPOSES A RESTAURANT AND CATERING
OPERATION AT THE EXISTING BUILDING ON NYS ROUTE 32. THE
PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the "C" zoning district of the Town. The application and plan note the project as a "restaurant" (use A-18); however, the information on sheet SP-2 indicates the site also to be used as a catering establishment (which is also referenced under A-18). The Use reference on Sheet SP-2 also notes "Assembly" (Public Assembly in the Zoning Code is use A-13, which has different bulk requirements). The Board may wish to discuss the scope of use proposed.

The bulk table on Sheet SP-2 requires the following corrections:

- Delete reference to Lot Depth. There is no such requirement in the New Windsor Code.
 - Reference Height requirement as (12" per ft. to nearest lot line).
 - Add FAR to table (max 0.5)
 - There is no building coverage value in the New Windsor Code. Replace reference to "Bldg Cvg." to "Development Coverage", which is in the code. Maximum permitted is 85%. Site appears to exceed this value.
2. The application indicates the owner is Casey Mans and the applicant Floyd Johnson. Sheet SP-1 references "NY Unique LLC". Sheet SP-2 indicates the owner and applicant are "NY Unique LLC". We should ask for consistency.
 3. We have reviewed the initial site plan and have the following comments on the drawings:

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

Sheet SP-1 (Survey):

- The location map is illegible.
- The Zoning map does not depict zoning lines. It may be more appropriate to label the partial map "Partial Tax Map".
- Further explanation may be appropriate with regards to note #4 of this plan.

Sheet SP-2 (Site Plan):

- The plan would appear to be intended to include proposed grading; however the topo lines on sheet SP-1 do not appear on this plan. Further, it is difficult to follow the intended grading on this plan. Such grading is critical as part of the review of both the site and the proposed multiple retaining walls. We recommend that the topography (both existing and proposed) be added to the drainage plan (sheet SP-3) and that sheet revised to "Grading and Drainage Plan".
- Scales should be indicated for all retaining wall profiles and sections.
- Multiple retaining wall sections should be provided, at minimum at least one for each wall (more may be appropriate).
- At the worksession, we requested that all top of wall (TOW) and bottom of wall (BOW) elevations be added to the plans. This is missing on plans.
- Site specific designs will be required for the individual retaining walls, given their height. Additional details are required.
- Details are required for all site improvements. A separate detail sheet should be provided.
- We recommend that curbs be provided on the south side, at least to the rear of the building.
- Clarify the finish of the curbed island (interior area) along the north side of the building.
- End points of the curb island at corners should be curved radius, not angular points.
- The plan should be more clear as to the limits of the chain link fence on the site, as proposed, versus existing fences. Does the applicant plan to correct fence encroachments? Detail should be relocated to detail sheet and made more complete. We recommend that any chain link fences be completely black-vinyl coated materials.
- The site plan should include all layout information for the site, including parking and related dimensions. We suggest the Parking Plan (sheet SP-4 be revised to a Signage Plan).

- Regarding the parking layout, the applicant's engineer has utilized an unusual 50-degree angled parking layout. Appropriate stall dimensions perpendicular to curb line should be indicated to demonstrate 9 x 19 spaces with indicated angle.
- This plan does not depict the dumpster location, although it is shown on the parking plan and an unlabeled box is shown on drainage plan. In any case, the location on the south side of the building appears very unrealistic.
- A detail and dimensions must be provided for the sign indicated.
- Please identify the black silhouette above the stormwater basin.
- The Board is advised that this site plan is premised on the combination of the two tax lots prior to stamp of approval.

Sheet SP-3 (Drainage Plan):

- As noted for comments on sheet SP-2, we recommend this sheet be a "Grading and Drainage Plan". Currently insufficient information exists in support of the grading and drainage.
- The application involves non-single family development with disturbance greater than one acre and, as such, the application is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs). A full submittal is required and separate detailed sheets are required to address this matter.
- The plan should indicate the intent for all "existing catch basins".
- This plan also depicts utilities. If this is the intent, the title of the plan should also include utilities.

Sheet SP-4 (Parking Plan):

- As noted in the comments for Sheet SP-2, parking layout should be on the site plan. This sheet could be used as a "Signage Plan". Plan should locate all signs and an appropriate schedule with details for all signs provided.
- As noted above, the indicated location for the dumpster appears unrealistic.
- We recommend that the Board require installation of a masonry type dumpster enclosure (not the chain link fence depicted), with exterior finish (or coating) to match the proposed building. We recommend the Board mandate such change to result in a more aesthetic installation, which is more durable for long-term life.
- The handicapped parking detail requires corrections as follows:
 - All striping for the handicapped space must be blue. When a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.

- A sign is required in front of the cross-hatched access lane of the handicapped parking space. The sign must read “No Parking – Any Time”.
- Appropriate signage must be included to delineate the one way operation of the north parking area. (one way signs, do not enter signs, etc.).
- The sign noted as “One Way – Do Not Enter Sign” has the text “EXIT ONLY”. Please correct this sign text to match state standard.
- The one way rectangular signs should be mounted on twin posts.
- Please remove bulk table from this plan. It is already on sheet SP-2.
- At the end of the double 10-space parking area at the rear of the building, the term “curve” is noted. Explain.
- This plan also includes gas, water and sewer utilities. (it is interesting to note that this plan conflicts with SP-3, sewer and water are reversed with different routing).

Sheet SP-5 (Landscaping):

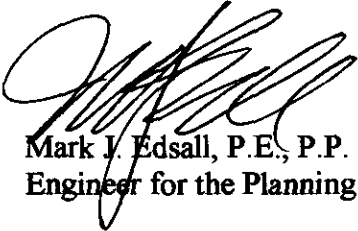
- The plan depicts landscaping on the site, and provides a plant list; however, the symbols do not appear to match and it is difficult to determine what is proposed. The plan should be cleaned up.
- This plan also includes gas, water and sewer utilities. (it is interesting to note that this plan conflicts with SP-3, sewer and water are reversed with different routing).
- If additional green areas are created to meet the maximum 85% coverage, they should be landscaped.
- No landscaping is shown on the west end of the site, in conjunction with the decorative retaining walls. This should be considered/coordinated.
- Screening and landscaping of the stormwater basin is required. Please address.

Sheet SP-6 (Lighting Plan):

- The general lighting layout appears reasonable, although some additional building mounted lighting may be appropriate for the soffit of the front of the building and at any egress points (doors) of the building.
- To verify fixture lighting levels, please submit manufacturer’s data sheet.

4. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit six (6) sets of drawings (folded) and the environmental form for this purpose.
5. This project adjoins NYS Route 32 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). I do not recommend the plans be referred until such time that appropriate corrections are made to the plans.
6. Given the substantial change in use for the site, and the proposed drainage facilities intended to discharge to the State Highway, I recommend this application be forwarded to the NYSDOT Poughkeepsie office for review. I do not recommend the plans be referred until such time that appropriate corrections are made to the plans. That referral must also include the Stormwater Pollution Prevention Plan.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board